



The City of NORMAN

201 West Gray A • P.O. Box 370
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT
Phone: 405-307-7112

CASE NUMBER: PD21-16
DATE: May 6, 2021
TO: Interested Neighbors
FROM: City of Norman Department of Planning and Community Development
SUBJECT: Pre-Development Discussion of a Preliminary Plat and Rezoning

APPLICANT: McKown Family, L.L.C.
LOCATION: West side of 48th Avenue N.W.
between Franklin and Tecumseh
WARD: 3

You are receiving this letter because you own property within the 850-foot notification boundary of a Pre-Development application to consider a rezoning and preliminary plat. This property is currently zoned A-2, Rural Agricultural District, and rezoning is requested to PUD, Planned Unit Development.

Please join us for a Pre-Development discussion of this proposal on **Thursday, May 27, 2021 from 6:00 p.m. until 6:30 p.m.** The meeting will be held in Conference Room D of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office. ***This meeting will be held via ZOOM video conference due to COVID-19. Although Conference Room D will be open, there is limited seating, and we would strongly recommend that you attend via ZOOM if at all possible to ensure your safety, as well as the safety of participants who cannot attend virtually, and staff. If you would like to participate in the ZOOM meeting, please email us at Current.Planning@NormanOK.gov prior to noon on May 27th and we will send you the link to access the meeting.***

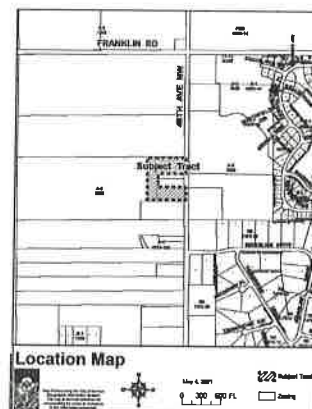
This applicant has filed a concurrent application for Planning Commission consideration of this project at their June 10, 2021 meeting. You will also be receiving notice of that meeting in the near future.

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns prior to the public hearing process. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern.

If you have questions about the proposal, please call the contact person, Gunner Joyce, (405) 310-5274 during business hours. We look forward to your participation and thank you for taking an active role in your community.

VICINITY MAP





Application for Pre-Development Informational Meeting

Case No. PD 21-14

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

APPLICANT/LAND OWNER McKown Family, LLC	ADDRESS c/o Rieger Law Group PLLC, Attorney for Applicant 136 Thompson Drive Norman, OK 73069
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EMAIL ADDRESS c/o Rieger Law Group gjoyce@riegerlawgroup.com	NAME AND PHONE NUMBER OF CONTACT PERSON(S) c/o Gunner Joyce, Attorney for Applicant (405) 310-5274 BEST TIME TO CALL: M-F Business Hours
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Concurrent Planning Commission review requested and application submitted with this application.

A proposal for development on a parcel of land, generally located West of 48th Avenue NW, South of West Franklin Rd. and North of West Tecumseh Rd., as illustrated on the attached exhibits.

and containing approximately 6.92 acres, will be brought forward to the Planning Commission and City Council for consideration within the next six months.

The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres in each use):

The applicant intends to develop three single-family residential lots within the property, as more particularly described in the attached exhibits.

This proposed development will necessitate (check all that apply):

- 2025 Plan Amendment
- Growth Boundary
- Land Use
- Transportation
- Rezoning to PUD District(s)
- Special Use for _____
- Preliminary Plat Red Sky Ranch (Plat Name)
- Norman Rural Certificate of Survey (COS)
- Commercial Communication Tower

Items submitted:

- Deed or Legal Description
 - Radius Map
 - Certified Ownership List
 - Written description of project
 - Preliminary Development Map
 - Greenbelt Enhancement Statement
 - Filing fee of \$125.00
- Current Zoning: A-2
- Current Plan Designation: _____

Concurrent Planning Commission Review Requested:

Received on: 5-3-2021
 at 1:25 a.m./p.m.
 by mt

OFFICE USE ONLY



May 3, 2021

City of Norman
Planning Department
201 West Gray
Norman, OK 73069

RE: Pre-Development Written Description of Project

Dear City of Norman,

We represent the Applicant in the attached application for Pre-Development Information Meeting. The Applicant seeks to rezone certain property generally located West of 48th Avenue NW, South of West Franklin Road, and North of West Tecumseh Road, as more specifically described in the attached exhibits. The Applicant intends to develop three single-family residential lots on the property. The associated preliminary plat is included in the application materials.

We respectfully request that you set a Pre-Development neighborhood meeting for this application. Please let me know if you have any question. We thank you for your consideration.

Very Truly Yours,
RIEGER LAW GROUP PLLC

A handwritten signature in blue ink, appearing to read 'G. Joyce', is written over a faint, larger signature.

GUNNER B. JOYCE
Attorney at Law

Sean Paul Rieger
Attorney ♦ Architect ♦ Broker

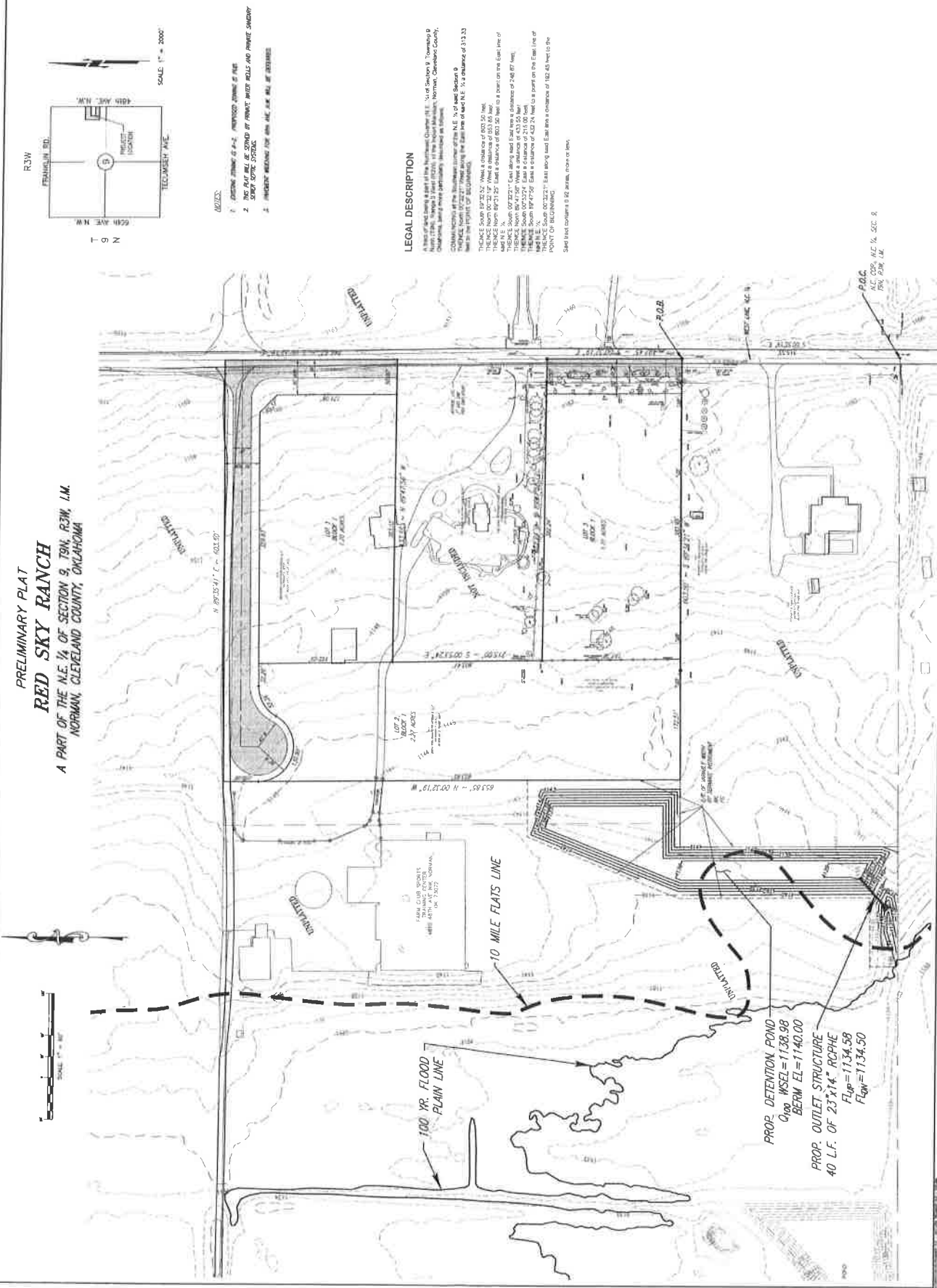
Daniel L. Sadler
Attorney at Law

Gunner B. Joyce
Attorney at Law

Eric T. Krampf
Attorney at Law

Keith A. Barrett
Attorney at Law

PRELIMINARY PLAT
RED SKY RANCH
A PART OF THE N.E. 1/4 OF SECTION 9, T9N, R31W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



PROP. DETENTION POND
 Q_{100} WSEL=1138.98
 BERM EL=1140.00
 PROP. OUTLET STRUCTURE
 40 L.F. OF 23"x14" RCPHE
 F_{top} = 1134.58
 F_{low} = 1134.50

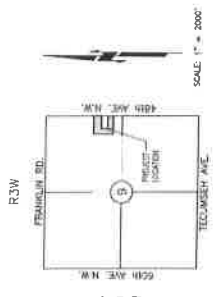
RED SKY RANCH
48th AVE. N.W. & TRUMBSER RD.
NORMAN, OKLAHOMA

SMC
SMC Consulting Engineers, P.C.
707 N. EAST ST. SUITE 200
NORMAN, OKLAHOMA 73069
PHONE: 505-561-1111
FAX: 505-561-1112



OWNER/DEVELOPER:
RED SKY RANCH, LLC
5800 S. UNIVERSITY BLVD. SUITE 100
NORMAN, OKLAHOMA 73069
PHONE: 505-441-1122

ENGINEER:
SMC CONSULTING ENGINEERS, P.C.
707 N. EAST ST. SUITE 200
NORMAN, OKLAHOMA 73069
PHONE: 505-561-1111



LEGAL DESCRIPTION

A part of land being a part of the Northwest Quarter (N.E. 1/4) of Section 9, Township 9 North, Range 31 West (T9N, R31W), in the Indian Meridian, Norman, Cleveland County, Oklahoma, and more particularly described as follows:
 The North half of the Northwest quarter of the N.E. 1/4 of said Section 9, Township 9 North, Range 31 West, in the Indian Meridian, Norman, Cleveland County, Oklahoma, being 80.00 acres, more or less, of which N.E. 1/4, a volume of 513.23 has been in the PUBLIC RECORDS.
 THENCE S. 90° 00' 00" E. 100.00 feet to a point on the East line of the N.E. 1/4; THENCE S. 10° 00' 00" E. 100.00 feet to a point on the East line of the N.E. 1/4; THENCE S. 80° 00' 00" E. 100.00 feet to a point on the East line of the N.E. 1/4; THENCE S. 10° 00' 00" E. 100.00 feet to a point on the East line of the N.E. 1/4. Total acreage contained therein is 80.00 acres, more or less.

- NOTES:**
1. EXISTING ZONING IS R-1. PROPOSED ZONING IS PUD.
 2. THE PLAT WILL BE SIGNED BY PUBLIC WORKS DEPT. AND PUBLIC SAFETY.
 3. HIGHLIGHTED AREAS ARE NOT TO BE DISTURBED.

